



Log No. **152**  
**TAG Revision 6/25**

STATE OF WASHINGTON  
**STATE BUILDING CODE COUNCIL**

2021 Washington State Energy Code Development  
**Energy Code Proposal Short Form**

For editorial **Coordination, Clarifications & Corrections** only,  
without substantive energy or cost impacts

Code being amended:  **Commercial** Provisions  **Residential** Provisions  
(A MS Word version of the code is linked to the name)

Code Section # **C403.2.1, C403.4.1, C403.4.11.2, C403.4.11.3, C403.8.1, C403.9.2.2, C404.4, C411.2**

Brief Description:

**This proposal incorporates various corrections and clarifications into the mechanical requirements of the 2021 WSEC. It also includes a mechanical equipment-related clarification in C411.2 and a minor clarification in C404.4. Updates are from the Seattle Energy Code and from industry professionals who have reported that code language within these sections is unclear.**

Proposed code change text: (Copy the existing text from the Integrated Draft, linked above, and then use underline for new text and ~~strikeout~~ for text to be deleted.)

**C403.2.1 Zone isolation required.** HVAC systems, DOAS and exhaust systems serving ~~zones~~ areas that are intended to operate or be occupied non-simultaneously shall be divided into separate isolation areas. Zones intended to be occupied simultaneously maybe grouped into a single isolation area provided ~~it~~ the combined total area does not exceed 25,000 square feet (2323m<sup>2</sup>) of conditioned floor area ~~and~~ and does not include more than one floor. Each isolation area shall be equipped with isolation devices and controls configured to automatically shut off the supply of conditioned air and outdoor air to and exhaust air from the isolation area. Each isolation area shall be controlled independently by a device meeting the requirements of Section C403.4.2.2. Central systems and plants shall be provided with controls and devices that will allow system and equipment operation for any length of time while serving only the smallest isolation area served by the system or plant.

1. Exhaust air and outdoor air connections to isolation areas where the fan system to which they connect is not greater than 5,000 cfm (2360 L/s).
2. Exhaust airflow from a single isolation area of less than 10 percent of the design airflow of the exhaust system to which it connects.
3. Isolation areas intended to operate continuously or intended to be inoperative only when all other isolation areas in a zone are inoperative.

**C403.4.11.2 DDC controls.** Where DDC is required by Section C403.4.11.1, the DDC system shall be ~~capable of~~ configured to perform all of the following functions, as required to provide the system and zone control logic required in Sections C403.2, C403.4.3, C403.5, and C403.6.8:

1. ~~Monitoring~~ Monitoring zone and system demand for fan pressure, pump pressure, heating and cooling.
2. ~~Transferring~~ Transferring zone and system demand information from zones to air distribution system controllers and from air distribution systems to heating and cooling plant controllers.

**C403.4.11.3 DDC display.** Where DDC is required by Section C403.4.11.1 for new buildings, the DDC system shall be ~~capable of~~ configured to gather and provide trending data and graphically displaying input and output points.

**C403.4.1 Thermostatic controls.** The supply of heating and cooling energy to each zone shall be controlled by individual thermostatic controls capable of responding to temperature within the zone. Controls in the same zone or in neighboring zones connected by openings larger than 10 percent of the floor area of either zone shall not allow for simultaneous heating and cooling. At a minimum, each floor of a building shall be considered as a separate zone. Controls on systems required to have economizers and serving single zones shall have multiple cooling stage capability and activate the economizer when appropriate as the first stage of cooling. See Section C403.5 for further economizer requirements. Where humidification or dehumidification or both is provided, at least one humidity control device shall be provided for each humidity control system.

**Exceptions:**

1. Independent perimeter systems that are designed to offset only building envelope heat losses or gains...
2. ~~Any interior zone open to a perimeter zone shall have set points and dead bands coordinated so that cooling in the interior zone shall not operate while the perimeter zone is in heating until the interior zone temperature is 5°F (2.8°C) higher than the perimeter zone temperature, unless the interior and perimeter zones are separated by a partition whose permanent openings are smaller than 10 percent of the perimeter zone floor area.~~ Where an interior zone and a perimeter zone are open to each other with permanent openings larger than 10 percent of the floor area of either zone, cooling in the interior zone is permitted to operate at times when the perimeter zone is in heating and the interior zone temperature is at least 5°F (2.8°C) higher than the perimeter zone temperature. For the purposes of this exception, a permanent opening is an opening without doors or other operable closures.
3. Dedicated outdoor air units that provide ventilation air, make-up air or replacement air for exhaust...

**C403.8.1 Allowable fan motor horsepower.** Each HVAC system having a total fan system motor nameplate horsepower exceeding 5 hp (3.7kW) at fan system design conditions shall not exceed the allowable fan system motor nameplate hp (Option 1) or fan system bhp (Option 2) as shown in Table C403.8.1(1). This includes supply fans, exhaust fans, return/relief fans, and fan-powered VAV air terminal units associated with systems providing heating or cooling capability. Single zone variable-air-volume systems shall comply with the constant volume fan power limitation. Zone heating and/or cooling terminal units installed in conjunction with a dedicated outdoor air system (DOAS) shall be evaluated as separate HVAC systems for allowable fan motor horsepower.

**Exceptions:**

1. Hospital, vivarium and laboratory systems that utilize flow control devices on exhaust or return to maintain space pressure relationships necessary for occupant health and safety or environmental control shall be permitted to use variable volume fan power limitation.
2. Individual exhaust fans with motor nameplate horsepower of 1 hp or less are exempt from the allowable fan motor horsepower requirements, however these fans shall comply with Sections C403.8.4 and C405.8 for fractional hp fan motors.

**C403.9.2.2 Steam condensate systems.** On-site steam heating systems shall have condensate water heat recovery. On-site includes a system that is located within or adjacent to one or more buildings within the boundary of a contiguous area or campus under one ownership and which serves one or more of those buildings. ~~Buildings using steam generated off-site with steam heating systems which do not have condensate water recovery shall have condensate water recovery.~~ Buildings using off-site generated steam where the condensate is not returned to the source, shall have an on-site condensate water heat recovery system.

**C404.4 Heat traps for hot water storage tanks.** Storage tank-type water heaters and hot water storage tanks that have vertical water pipes connecting to the inlet and outlet of the tank shall be provided with integral heat traps at ~~these the~~ vertical inlets and outlets or shall have pipe-configured heat traps in the piping connected to those inlets and outlets. Tank inlets and outlets associated with solar water heating system circulation loops shall not be required to have heat traps.

**C411.2 Minimum area.** The minimum area of the solar zone shall be determined by one of the following methods, whichever results in the smaller area:

1. 40 percent of roof area. The roof area shall be calculated as the horizontally-projected gross roof area less the area covered by skylights, occupied roof decks, mechanical equipment and planted areas.
2. 20 percent of electrical service size. The electrical service size is the rated capacity of the total of all electrical services to the building, and the required solar zone size shall be based upon 10 peak watts of photovoltaic per square foot.

**Exception:** Subject to the approval of the code official, buildings with extensive rooftop equipment that would make full compliance with this section impractical shall be permitted to reduce the size of the solar zone required by Section C411.2 to the maximum practicable area.

Purpose of code change:

**Revise language to clarify code intent. These changes are not intended to alter existing code stringency.**

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